150.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	702,100 / 702,100
					USE VALUE:	702,100 / 702,100
					ASSESSED:	702,100 / 702,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOGAVERO RICHARD J & IRENE P	
Owner 2:	TRS/ MOGAVERO 2018 TRUST	
Owner 3:		
Street 1:	156 ROBBINS RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	MOGAVERO IRENE P -
Owner 2:	-
Street 1:	156 ROBBINS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .094 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Vinyl Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4092.000	267,900		434,200	702,100
Total Card	0.094	267,900		434,200	702,100
Total Parcel	0.094	267,900		434,200	702,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 504.45 | /Parcel: 504.45

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 98959

GIS Ref

GIS Ref

Insp Date 02/24/18

!11731!

PREVIOUS ASSESSMENT

Parcel ID 150.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	267,900	0	4,092.	434,200	702,100		Year end	12/23/2021
2021	101	FV	259,700	0	4,092.	434,200	693,900		Year End Roll	12/10/2020
2020	101	FV	259,700	0	4,092.	434,200	693,900	693,900	Year End Roll	12/18/2019
2019	101	FV	206,200	0	4,092.	407,100	613,300	613,300	Year End Roll	1/3/2019
2018	101	FV	205,700	0	4,092.	336,500	542,200	542,200	Year End Roll	12/20/2017
2017	101	FV	205,700	0	4,092.	309,400	515,100	515,100	Year End Roll	1/3/2017
2016	101	FV	205,700	0	4,092.	282,200	487,900	487,900	Year End	1/4/2016
2015	101	FV	193,900	0	4,092.	276,800	470,700	470,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:00:41

LAST REV

Date	Time
12/03/20	14:17:36
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11731

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOGAVERO IRENE	71195-391	1	6/22/2018	Convenience	10	No	No		
LIPPENS ELEANOR	28515-55		4/30/1998	Family	1,000	No	No		F

USER DEFINED

Prior Id # 1:	98959
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2020	1280	New Wind	24,783	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
3/5/2012	Inspected	BR	B Rossignol
1/10/2009	Meas/Inspect	336	PATRIOT
12/22/2008	Measured	372	PATRIOT
1/6/2000	Inspected	276	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	268	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4092		Sq. Ft.	Site		0	80.	1.33	9									434,207						434,200	

Total AC/HA:	0.09394	Total SF/SM:	4092	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	434,207	Spl Credit		Total:	434,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21104729
Const Adj.:	0.98990101
Adj $ / SQ:	161.840
Other Features:	62300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388285
Depreciation:	120368
Depreciated Total:	267917

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

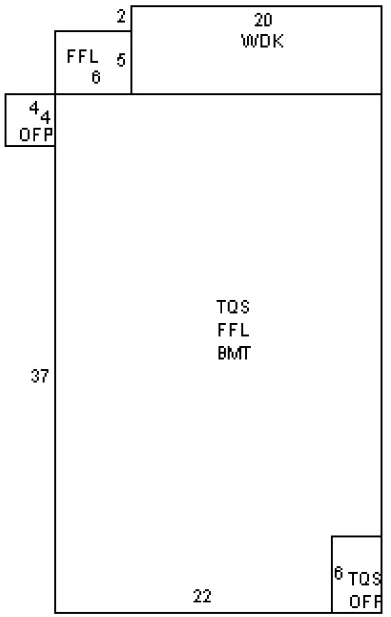
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	161.84
Special Features:	0	Val/Su Net:	86.59
Final Total:	267900	Val/Su SzAd	143.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,072	161.840	173,493
BMT	Basement	1,042	48.550	50,591
TQS	3/4 Story	800	123.000	98,337
WDK	Deck	140	13.010	1,821
OFP	Open Porch	40	43.560	1,742

Net Sketched Area:	3,094			Total:	325,984
Size Ad	1871.5	Gross Area	3360	FinArea	1392

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	100	UNF	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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